

Susan Davies

From: Philip Forster
Sent: 25 March 2019 08:51
To: planning_admin
Subject: FW: P/2019/0187

Flood officer response

From: Neil Taunt
Sent: 22 March 2019 11:27
To: Philip Forster
Subject: P/2019/0187

Hi Phil,

Thank you for the recent consultation on the above application.

The site is located entirely within Zone C2 as defined within TAN15. I would recommend NRW's views are sought on the requirements of any FCA for the proposed works. As a minimum I would strongly recommend the applicant incorporate flood resistant and resilient construction techniques into the works if permission were granted.

SuDS Approving Body Approval Requirement

As you will be aware, from the 7th of January 2019 any new development of more than one dwelling or that involves construction work of more than 100m² is required to obtain approval from the SuDS Approving Body (SAB) prior to the commencement of those construction works. Due to the combined footprint of the proposed works, SAB approval will be required prior to the commencement of any works on site.

Due to the scale and nature of the development I would request the following Note to Applicant be included should the application be successful:

Note to Applicant – SAB Approval Required

Following the commencement of Schedule 3 of the Flood and Water Management Act, the works as proposed are required to obtain approval from the SuDS Approving Body (SAB) prior to commencement of those construction works. Further details of the SAB, the new national standards, the pre-application advice service and the application for approval process can be found on the Wrexham CBC's SAB webpage:

https://www.wrexham.gov.uk/english/planning_portal/sab/sab.htm or by contacting the SAB Team directly at SAB@wrexham.gov.uk.

If you have any question please let me know.

Many thanks

Neil

Neil Taunt MCIWEM C.WEM CEnv CSci

Uwch Swyddog Rheoli Llifogydd / Senior Flood Management Officer



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